

153.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

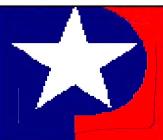
778,000 / 778,000

USE VALUE:

778,000 / 778,000

ASSESSED:

778,000 / 778,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HARPER JULIA D	
Owner 2: FOX PAUL G	
Owner 3:	

Street 1: 156 CEDAR AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,002 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1608 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6002		Sq. Ft.	Site		0	80.	1.00	9									480,050						480,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6002.000	297,900		480,100	778,000		101437
							GIS Ref
							GIS Ref
							Insp Date
							01/31/18

PREVIOUS ASSESSMENT								Parcel ID	153.0-0001-0007.0		!11984!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	101	FV	298,000	0	6,002.	480,000	778,000	778,000	Year End Roll	12/18/2019	Date	
2019	101	FV	238,200	0	6,002.	450,000	688,200	688,200	Year End Roll	1/3/2019	Time	
2018	101	FV	238,200	0	6,002.	372,000	610,200	610,200	Year End Roll	12/20/2017	Prior Id # 1:	
2017	101	FV	238,200	0	6,002.	342,000	580,200	580,200	Year End Roll	1/3/2017	Prior Id # 2:	
2016	101	FV	238,200	0	6,002.	312,000	550,200	550,200	Year End	1/4/2016	Prior Id # 3:	
2015	101	FV	232,600	0	6,002.	306,000	538,600	538,600	Year End Roll	12/11/2014	Date	
2014	101	FV	232,600	0	6,002.	284,400	517,000	517,000	Year End Roll	12/16/2013	Time	
2013	101	FV	232,600	0	6,002.	270,600	503,200	503,200		12/13/2012	Prior Id # 1:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL HELEN	21689-231		1/17/1992		216,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/18/2013	1548	Manual	4,200	C					1/31/2018	Meas/Inspect	BS	Barbara S
9/24/2012	1204	Re-Roof	8,600	C					1/20/2018	MEAS&NOTICE	HS	Hanne S
1/20/2010	40	Manual	11,180						1/29/2014	Info Fm Prmt	EMK	Ellen K
9/25/1993	517	Manual	7,000						4/12/2013	Info Fm Prmt	EMK	Ellen K
									11/12/2008	Meas/Inspect	345	PATRIOT
									4/21/2000	Inspected	276	PATRIOT
									11/30/1999	Mailer Sent		
									11/23/1999	Measured	272	PATRIOT
									1/1/1982		MS	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT SCUTTLE.				8	EFP	1	14	18	11															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Fair																			
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 2	Rating: Average	WSFlue:	Rating:	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1	Level FY LR DR D K FR RR BR FB HB L O	6 FFL 6	GAR 20													
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA																
Grade: C+ - Average (+)	Year Blt: 1937	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3	SFL	FFL	BMT													
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Override:	Kitchen:	General:	Additions:					Baths:				3	4 OFFP	3													
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA DETAIL																
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	Functional:	Economic:	Special:	Total: 31 %	Basic \$ / SQ: 125.00	Size Adj.: 1.30298495	Const Adj.: 0.98539203	Adj \$ / SQ: 160.494	Other Features: 84300	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Override:	Total: 31 %	Adj Total: 431674	Depreciation: 133819	Depreciated Total: 297855	WtAv\$/SQ: 125.00	AvRate: 160.494	Ind.Val: 84300	Juris. Factor: 1.00	Special Features: 0	Final Total: 297900	Before Depr: 176.54	Val/Su Net: 108.56	Val/Su SzAd: 185.26															
Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	% Com Wall:	% Sprinkled:	Net Sketched Area: 2,744	Total: 308,129	Size Ad: 1608	Gross Are: 2744	FinArea: 1608	IMAGE	AssessPro Patriot Properties, Inc																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 153-0-0001-0007.0																							
SPEC FEATURES/YARD ITEMS																																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value															
More: N Total Yard Items: Total Special Features: Total:																																